



**67 Otterfield Road  
, UB7 8PE**

**Asking Price £620,000**

**INVESTMENT PURCHASE:-**

Six bedrooms 2 bathroom semi detached house situated in a popular residential location giving good access to West Drayton town centre and train station, the property is currently rented as an HMO (house of multiple occupation) but could equally be turned back into family home.

The accommodation is split over 2 floors with 3 bedrooms, shower room, utility room, living room and a large kitchen diner on the ground floor with a further 3 bedrooms and bathroom on the first floor, there is a side access door to the annex extension. Outside there is off street parking and a good sized rear garden.

The property is located close to West Drayton high street and train station with the M4 just a short drive away.

Council tax band D  
EPC D

## 67 Otterfield Road, UB7 8PE

### Entrance hall

Double glazed door leading to entrance hall, stairs to first floor

### Bedroom 1

13'9 max x 11'1 max (4.19m max x 3.38m max)



Front aspect bay window, radiator

### Living room

14'2 max x 14 max (4.32m max x 4.27m max)



Radiator, door to kitchen

### Kitchen/diner

15'11 max x 15'2 max (4.85m max x 4.62m max)



Rear aspect windows and door to garden, stainless steel sink unit with rolled top work surfaces, eye and base level units, space for fridge and cooker

### Bedroom 2

14'6 x 9'7 (4.42m x 2.92m)



Rear aspect window, gas boiler, radiator

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## Utility area



Doors to front and rear of property, space for washing machine and fridge

## Bedroom 3

15'11 x 11'5 (4.85m x 3.48m)



Front aspect window, radiator, sink unit

## Shower room



Shower cubical, low level w.c, wash hand basin, extractor fan

Stairs to first floor landing

## Bedroom 4

10 max x 9'4 max (3.05m max x 2.84m max)



Rear aspect window, radiator

## Bedroom 5

12'10 x 8'5 (3.91m x 2.57m)



Rear aspect window, radiator

## Bedroom 6

13'10 x 12'3 (4.22m x 3.73m)



Dual aspect windows to front, radiator

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## Bathroom



Panel enclosed bath, low level w.c. wash hand basin, window to side



## Outside



Front hard standing to front providing off street parking



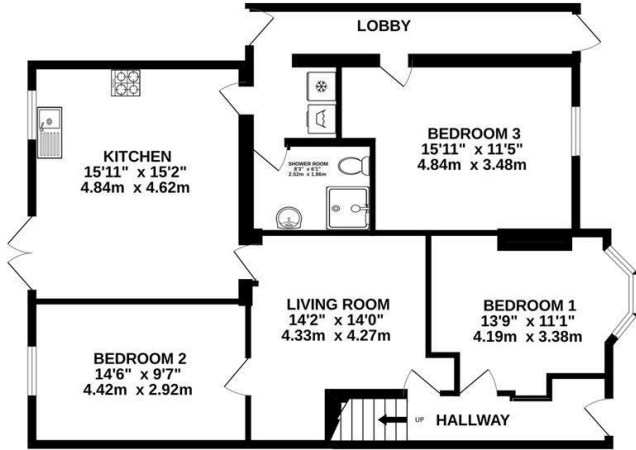
## Rear



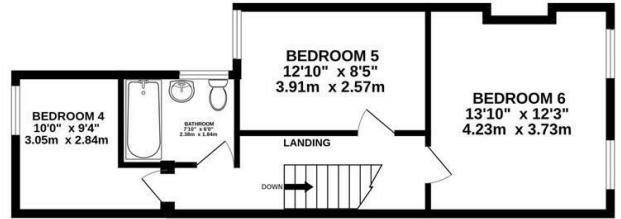
Patio area leading to lawned area

## Front

ENTRANCE FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



FIRST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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